

**FANTASTIC OPPORTUNITY NEAR BELMAR!!!**



 Single Family
  2452 SQFT
  4 Beds
  2 Baths
  1 Car
  0.19 Acre

**PROPERTY DETAILS**

Welcome to this charming Lakewood Ranch home, ideally located near Belmar! This well-maintained brick classic offers space and potential, perfect for adding your personal touch. Inside, enjoy natural hardwood floors throughout the main level, featuring a functional layout with a kitchen, dining area, living room, primary bedroom with en-suite bath, and two additional bedrooms. The spacious basement includes a large rec room with a built-in bar, a massive fourth non-conforming bedroom with walk-in closets, and a laundry area. The backyard features a nearly 300sf covered patio, ideal for entertaining. Updates include a newer sewer line and vinyl windows. Close to shopping, dining, and parks, this home is a must-see! Contingent on seller finding a replacement home.



**RaNae Rodriguez**  
303-875-4091  
ranae@mscadvisors.com  
<http://www.mscadvisors.com>



# 6895 West Bayaud Avenue, Lakewood, CO 80226 – All Levels

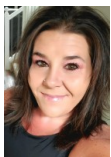


**TOTAL: 1880 sq. ft**  
 1st floor: 772 sq. ft, 2nd floor: 0 sq. ft, 3rd floor: 1108 sq. ft  
 EXCLUDED AREAS: UTILITY: 25 sq. ft, LAUNDRY: 180 sq. ft, ROOM: 45 sq. ft,  
 W.I.C.: 36 sq. ft, STORAGE: 210 sq. ft, GARAGE: 274 sq. ft,  
 PORCH: 251 sq. ft, COVERED PATIO: 289 sq. ft, PATIO: 59 sq. ft,  
 WALLS: 189 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**RaNae Rodriguez**  
 303-875-4091  
 ranae@mscadvisors.com  
<http://www.mscadvisors.com>



Scan code  
 for more  
 property  
 details

